

Weare Conservation Commission
August 13, 2008
Meeting Minutes
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Attendance: George Malette, Andy Fulton, Steve Najjar, and Andrea Alderman
Guests: Robin Morrell, Glenn Morrell, Ian McSweeney, Roger Rodewald, Kim DiPietro

Chairman Andy Fulton called the meeting to order at 7:09 pm.

(7:32 pm to 8:00 pm)Public Hearing Hawkes/Wilson conservation easements purchase

Steve updated the group on the details of the project. The Pisataquog Land Conservancy (PLC) will hold the easements, the town will hold the executive easements, the land will remain in private ownership. The land is adjacent to the Wood Property and Melvin Valley. The purchase price for the 70 acre Hawkes easement is \$210,000.00 (\$3,000.00 per acre). The purchase price of the 81 acre Wilson Forever Wild easement is \$243,000.00 (\$3,000.00 per acre). The town will provide \$10,000.00 for each easement to PLC for the stewardship fund, as well as closing costs and due diligence. The Mildred Hall Trust Advisory Committee has agreed to provide \$20,000.00 toward the town's costs with the balance to come from the Conservation Fund.

Steve made motion to authorize the expenditure for the Hawkes/Wilson easement with a total purchase price of up to \$480,000.00 (including \$20,000.00 from the Mildred Hall Trust) either in full or in part from the Conservation Fund: \$210,000.00 to the Hawkes family for 70 acres, \$243,000.00 to the Wilson family for 81 acres, up to \$7,000.00 in closing costs, and including the \$20,000.00 from the Mildred Hall Trust for stewardship to PLC. George 2nd. All in favor.

1. NHDES/Wetlands Bureau:

a. (7:10 pm)Maria L. Beasely Rev Trust minimum expedited application map 106/lot 029

Roger Rodewald of Riverside Ecological Design represented the application for a perched beach. The consensus of the group is that the application would require a variance of the 25' wetland buffer regulation.

- b. July 22, 2008 Wetlands Bureau PSNH letter, #2007-02177 and 2007-02179.**
- c. July 9, 2008 Wetlands Bureau High Rock letter, #2007-00383**
- d. July 15, 2008 Shoreland Program Maria L. Beasely Rev Trust letter**
- e. July 1, 2008 Wetlands Bureau Notice of Administrative Completeness, Minimum Expedited**

2. Other Items:

- a. **Forest Society Brown Farm easement budget confirmation and request for additional funding** – Ian McSweeney encouraged a grant request from the WCC or Forest Society to split the unfunded amount. George made motion to expend up to \$4,000.00 from the Conservation Fund to support the Brown Easement. Steve 2nd. All in favor.
- b. **Recommendation to BOS regarding Mountain Road:**

Andy reported he contacted Fish and Game which plans to ramp up monitoring of the area for ATV traffic. Ian gave a background of the issues at Mountain Road. He entered into the record the Wildlife Action Plan, the master plan update, a Concord Monitor article of August 2, 1984, and the Regional Environmental Protection Priorities (REPP) project. Ian again proposed converting Mountain Road to a Class A trail that restricts motorized vehicles where the WCC would regulate what uses are allowed and what are not. Kim DiPietro of the Piscataquog Area Trailways spoke to the erosion of Mountain Road over time. She encouraged the WCC to “bring the neighborhood of people who use the area together in order to get folks to realize that if they abuse the land, they lose”. There was much discussion over the pros and cons of converting to a Class A trail as opposed to leaving it as a Class VI road. It was suggested that we contact the Municipal Government Center and inquire about whether wetlands restoration work on a Class VI road would qualify as upgrading the road.

The group came up with the following list of recommendations to forward to the Board of Selectmen:

1. Weare, Frankestown, and New Boston together hire an audit company to oversee any work that is recommended by the towns to ensure that the work is completed to the satisfaction of the three towns.
2. Recommend that PSNH hire a professional to look at all locations and create a plan that addresses the recommendations of the WCC for each location.
3. At the peatland pond at the intersection of Eben Paige Rd, Mtn Rd, and the PSNH ROW: Recommend that PSNH hire a professional to look at the area and create a plan for water control.
4. At the historical stone culvert under the ROW that parallels this part of Mountain Road: The stream is currently running down

the road because the culvert is collapsed. The stream needs to be channeled back to its original location. George will get information from the Historical Commission as to the proper way to handle historical stone culverts. Steve recommended a 20" culvert to provide a 16" travelled road way, significantly less than the town standards for Class V roads. Also, the culvert should be appropriately sized by a professional using an accepted formula.

5. At the marsh and wetland where the outflow of the wetland runs across the road: Install a culvert that is professionally sized and maintains a natural stream bed.
6. At the damaged vernal pool: Reconstruct the berm between the vernal pool and the road.
7. Along the upper part of Mountain Road between the Ferrin Pond trail and Jewett Road: Install "broad-based dips" (from the Forestry BMP manual) or waterbars to control runoff damage to the road and the nearby marsh. A professional should evaluate the area to determine the details.

c. **Graur Deed:** *Steve made motion for Andy to sign the Rita Graur deed.*

George 2nd. All in favor. Steve made motion to pay the Title Pro bill in the amount of \$350.00 from the Conservation Fund. George 2nd. All in favor.

d. **NRI:** Andrea reported final delivery of draft maps. We now have all draft maps in the Conservation Room for members to look over and make changes. We are still on track for an October completion of the project if we deliver any changes to the draft maps to Chris soon. The group spent time looking at the maps and made some changes.

e. **PSNH check:** John Ciampi secured another grant for the unrestricted grant fund.

impact and no vehicles will enter the wetland. Steve made motion to allow Andy to sign the minimum impact expedited application. George 2nd. All in favor.

3. **Review and approve minutes of the July meeting:** George made motion to accept the minutes as amended. Andrea 2nd. All in favor.

4. **Adjourn:** There being no other business George made motion to adjourn at 11:45. Andrea 2nd. All in favor.

Respectfully submitted as a true record,

Andrea Alderman